



VILLAGE OF COLD SPRING

85 MAIN STREET, COLD SPRING, NY 10516

TEL: (845) 265-3611

FAX: (845) 265-1002

WEB: WWW.COLDSPRINGNY.GOV

DAVE MERANDY, MAYOR

mayor@coldspringny.gov

MICHAEL BOWMAN, TRUSTEE

trustee.bowman@coldspringny.gov

MARIE EARLY, TRUSTEE

trustee.early@coldspringny.gov

CATHRYN FADDE, TRUSTEE

trustee.fadde@coldspringny.gov

FRANCES MURPHY, TRUSTEE

trustee.murphy@coldspringny.gov

MARY SAARI, CLERK/TREASURER

vcsclerk@bestweb.net

ELLEN MAGEEAN, ACCOUNTANT

WILLIAM J. FLORENCE, ATTORNEY

WILLIAM BUJARSKI, BUILDING INSPECTOR

building@coldspringny.gov

CODE ENFORCEMENT TEL: (845) 265-3964

GREGORY R. PHILLIPS, WATER SUPERINTENDENT

vcswater@bestweb.net

Board of Trustees Agenda

June 16, 2015 at 6:45 pm

1. Executive Session for Attorney Interview
2. (7:30 pm) Pledge of Allegiance
3. Roll call
4. Additional monthly reports –Recreation Commission, Planning, Zoning Board of Appeals, Town of Philipstown, Historic District Review Board, Putnam County, Cold Spring Boat Club, Fire Company, Parking Committee, Tree Advisory Board
5. Approval of Minutes May 26, 2015
6. Report of Water and Wastewater Departments
7. Report of Code Enforcement
8. Report of the Highway Department
9. Report Police Department
10. Justice Court Report
11. Report of the Mayor and Board of Trustees
12. Correspondence
13. Old Business
14. New Business
15. Bill Approval
16. Public Comment



Village of Cold Spring - Planning Board

85 Main Street, Cold Spring, NY 10516
Tel: (845) 265-3611 Fax: (845) 265-1002
Web: www.coldspringny.gov

June 08, 2015

TO: Village Board of Trustees

RE: The activities of the Planning Board since the last VBOT monthly meeting in May were as follows:

1.) On May 20th at its regular monthly meeting the Board:

- Held its final public hearing on the application of **Butterfield Realty LLC** proposed 4 lot subdivision of the Butterfield Redevelopment parcel.

2.) On June 2nd the Board solicited and received "advice" on **Richard Shea's** proposed 2 lot subdivision at 57 Morris Ave. The Board expects to vote of this proposal on the 17th of this month.

3.) On June 3rd the Board unanimously adopted a resolution approving **Butterfield Realty LLC's** proposed 4 lot subdivision of the Butterfield Redevelopment parcel.

PARKING COMMITTEE MEETING

JUNE 1, 2015

IN ATTENDANCE:

A. PHILLIPS
C. FADDE
D. STELTZ
G. DYKSTRA
B. FERRIS
F. HAGGARTY

ON FRIDAY MAY 29, 2015, CHAIR PHILLIPS MET WITH D.O.T. TRAFFIC AND SAFETY ENGINEERS JOE HURLY AND KINGSLEY ONYECHE. SINCE THEIR VISIT WOULD ONLY BE FOR AN HOUR, THE ISSUES DISCUSSED RELATED TO HANDICAP PARKING AND THE SITUATION THAT EXISTS AT THE CORNER OF LUNN TERRACE, DEPOT SQUARE AND THE DEAD END AT THE FOOT OF MAIN STREET. IDEAS WERE DISCUSSED WITH NO SOLUTIONS. IT WAS DECIDED THAT DOT MANUALS WOULD BE REVIEWED FOR VARIOUS OPTIONS AND E-MAILED TO THE VILLAGE CLERK.

ONE THING IS CERTAIN: ALL OF OUR HANDICAP PARKING SPACES ARE ILLEGAL. SPECIFIC INFORMATION WILL BE FORWARDED TO THE VILLAGE OFFICE.

ISSUES THAT WERE DISCUSSED BY THE COMMITTEE:

1. IT IS OUR RECOMMENDATION TO REMOVE PARKING SPACE MARKINGS ON MAIN STREET . BY DOING SO, ADDITIONAL SPACES WILL BE MADE AVAILABLE.

THE MARKINGS PARALLEL WITH THE CURB ARE TO REMAIN IN ORDER TO KEEP PARKED VEHICLES CLOSE TO THE CURB.

2. A PROBLEM THAT SHOULD BE ADDRESSED IS THE SMALL FENCING AND PLANTINGS AROUND EXISTING AND NEW TREES ALONG MAIN STREET. PASSENGER CAR DOORS AND EGRESS FROM THE VEHICLE ARE LIMITED IN THESE AREAS.

3. 15 MINUTE PARKING:

THE EXISTING SPACES AT THE CORNERS OF MAIN AND ^{CHURCH}~~CHURCH~~, MAIN AND GARDEN AND MAIN AND STONE, WE RECOMMEND THAT THEY REMAIN .

THE 15 MINUTE PARKING AT THE CORNER OF MAIN AND FAIR SHOULD BE MOVED 10' EAST FROM WHERE IT EXISTS IN ORDER TO ALLOW FOR BETTER VISABILITY FOR DRIVERS ENTERING MAIN STREET FROM FAIR STREET.

3. EXISTING PARKING IN FRONT OF THE MUNICIPAL BUILDING:

THE COMMITTEE RECOMMENDS REDUCING POLICE PARKING TO 1 SPACE, ADDING SPACE FOR VILLAGE BUSINESS AND ADDING A HANDICAP SPACE. DIAGONALLY ACROSSED THE STREET THE EXISTING HANDICAP SPACE SHOULD BE REMOVED AND TURNED INTO POLICE PARKING.

4: SIGNAGE TO PROMOTE PARKING AT THE METRO NORTH PARKING LOT:

AT THE CORNER OF RTE 9D AND MAIN STREET, AT THE CORNER OF DEPOT SQUARE AND LUNN TERRACE, AND AT LUNN TERRACE AND MARKET STREET, SIGNS SHOULD READ:

FREE PARKING
AT THE METO NORTH PARKING LOT
ON WEEKENDS AND HOLIDAYS

5. WITH OUR SUGGESTIONS WE WOULD LIKE TO REMIND EVERY ONE THAT ENFORCEMENT PLAYS AN IMPORTANT ROLE IN ALL OF THIS. WITHOUT IT, NOTHING WORKS.

THERE WAS A BRIEF DISCUSSION ABOUT THE PERMIT PARKING PROCESS WITH THE STATE LEGISLATURE.

MEETING WAS ADJORNED

TREE ADVISORY BOARD
VILLAGE OF COLD SPRING

1

MEMBERS: TONY BARDES; CHARLES DAY; KORY RIESTERER; GORDON ROBERTSON; JENNIFER ZWARICH

MONTHLY REPORT TO THE VILLAGE BOARD OF TRUSTEES
06/05/2015

In May the Tree Advisory board held our third regular meeting. We finalized and adopted our board's Bylaws which will be submitted to the village clerk as required by the village's Public Tree Law. This completes the legal formalities of setting up the new committee.

We continued the work of updating the draft Tree Management Plan (TMP), which needs to be completed before we can really begin our work in an organized manner. Until then we will be proceeding with pressing matters in a provisional manner. Our first piece of work on the TMP, which will take us through July and possibly into August, is to bring our Street Tree Inventory (completed by Cornell's SWAT arborist team 5 years ago) up to date by personally surveying and updating the fields for each tree. We have created a GIS based inventory map to aid us in this process and to help us easily keep the inventory up to date in the future. This survey process will both educate the committee in the current state of our village 'forest' and will most importantly give us the requisite knowledge to prioritize pruning needs and make a plan to eliminate possible hazards that may have developed since the survey was originally completed. We will then move on to editing the provisional draft of our 5 year action plan for regular forest maintenance.

We also addressed a multitude of miscellaneous agenda items which can be reviewed in our posted minutes via the village website.

Some items of interest:

- One of the two new street trees planted this spring has been suffering despite our best efforts to mitigate the stress of this unusually hot and dry April and May. The tree has been well cared for. After our own tests came up empty we consulted an arborist about it and are following his advice to try to save the tree.
- We had an arborist formally evaluate the health of the large maple on Parrott street that recently had a limb fail.
- We have begun a conversation with the Chamber with the goal of having the defunct holiday lights removed from trees on Main St in a timely manner.
- We surveyed and had a professional valuation done (at no cost) of three mature trees on New Street that will need to be taken down as part of the DEC clean up of the waterfront area and recommended suitable replacements at the request of the mayor.
- We evaluated and performed some pruning on a few damaged young trees on the Haldane property in cooperation with the 6th grade Eco Class.

TREE ADVISORY BOARD
VILLAGE OF COLD SPRING

2

MEMBERS: TONY BARDES; CHARLES DAY; KORY RIESTERER; GORDON ROBERTSON; JENNIFER ZWARICH

- We are researching costs and fundraising options for tree pit borders on Main St that will not tangle with car doors but will keep the mulch from washing away and clogging the storm drains and will unify and beautify the street.

Respectfully,

Jennifer Zwarich
Chairperson
Tree Advisory Board

Village of Cold Spring
Board of Trustees Workshop
May 26, 2015

The Board of Trustees of the Village of Cold Spring held a workshop on Tuesday, May 26, 2015 at 7:30 p.m. in the Village Hall, 85 Main Street, Cold Spring, NY.

Attending were Mayor David Merandy, Trustees Michael Bowman, Cathryn Fadde, Marie Early and Interim Village Attorney, William Florence. Trustee Frances Murphy was absent. Also in attendance were Greg Phillips, Superintendent of Water and Sewer, and Bart Clark, P.E. of Oakwood Environmental Associates.

Mayor Merandy invited members from the Town Board to join this workshop with a presentation from Benjamin Snyder, Vice President of the Laberge Group, Engineering, Architecture, Surveying and Planning Firm. Supervisor Richard Shea and Board Member Robert Flaherty joined the meeting.

The Village Board, the Town Board members and Greg Phillips discussed with Mr. Snyder what was likely to be accepted and processed for grant funding. Some of the projects asked about were the Town Hall, The Cold Spring Fire House, the Dams, Catskill Aqueduct Connection, Market Street and Fair Street Sewer Renovations, possibility of consolidation of sewer system of the Village of Cold Spring with Nelsonville, updated water meters installations, Public Restrooms at the Riverfront, metered electric line to the end of the dock for the incoming vessels, multi-level parking garage at the east side of the railroad tracks just below Forge Gate connecting with Lunn Terrace, Big Belly Compactors with the coming of the construction of the Fjord Trail. These are some of the necessary updates needed in the Village.

Mayor Merandy requested a motion from the Board to appoint Charles Hustis III to the Independence Day Committee. Trustee Bowman made a motion to appoint Mr. Hustis to the Independence Day Committee with a second from Trustee Fadde. With a unanimous vote, the appointment was approved.

The following applications were received from the Recreation Commission seeking the Board's approval for each:

1. **Mike Lyons of North Highlands Engine Company #1** - all Fridays in the months of May, June, July and August for softball Games at Mayors Park. (Approximately 40 people.)
2. From **Daniel A Miller, President, Philipstown Hawks** – practice every weeknight at 6 PM starting August 17 at Mayor's Park along with the use of the Pavilion for the annual potluck meal on September 11. (Spoke about no practice after October 7th.)
3. **Tom Campanile of the Cub Scout Pack 137** – Annual Family BBQ on Sunday June 7, 2015 from 12:00 to 6:00 PM at Mayors Park Pavilion. (Approximately 100 people.)
4. **Billynda Baker, Pride of the Hudson, 73.5 ft. in length** – Saturday, June 27, 2015 dock time between 5:00 – 6:30 PM and 9:30 – 10:15 PM for pickup and drop-off of passengers; most will be arriving on a specially scheduled train for the opening evening of the Constellation lighting at Bannerman Island.
5. **Carol Powell** – Saturday, August 15, 2015 from 2:00 – 8:00 PM at Mayors Park for a summer party. (Approximately 100 people.)

With a motion from Trustee Early, all of the above applications were approved pending proper documentation, Insurance Certificates, with a second from Trustee Fadde. Upon Board vote, the motion was approved unanimously.

An application for **filming in the Village** on Monday, June 1, 2015 from 8:00 AM to 6:00 PM was received from Allen Beals, M.D., J.D., Commissioner of Health for Putnam County. The film addresses issues concerning refined sugar, candy and has implications concerning obesity and Public Health. There would be approximately 25 people in the group. The name of the group is Secret Toy Surprise Productions filming by local artist. Their Insurance Certificate has been included.

The Board noted that if they feel the need for police patrols, appropriate fees will be added. At this time, the vote will be reverted back to the Recreation Commission both for their approval and a fee or the waiving of the fee and their decision will be accepted by the Village Board.

Bob Ferris requested the Board's consideration of installing a **Medication Take Back Box** in the Police Department's office. This box is 54 inches high and weighs 120 pounds. It must be bolted in place in a secured location. The Police Department has cameras that can be directed on the box to keep it under constant surveillance. The medications would be picked up and taken to be destroyed. The Village could determine when and for what period of time people could drop off their old medications.

Mayor Merandy suggested that he speak with the PBA and the Building Inspector for their insights.

The **Minutes of May 1, 2015** were presented to the Board for approval. Trustee Early noted that the sentence stating "Rich Franco, resident of *Whitehill Place*" should be corrected to read Hamilton Street. Also, in the last paragraph, before the start of the Resolution No. 20-2015, it was noted that the Cold Spring Boat Club 55, Inc. was changed to Cold Spring Boat Club, Inc. Therefore, in the third (3rd) "WHEREAS the present occupant of the site is the Cold Spring Boat Club ("Boat Club"), Inc should be added to read Cold Spring Boat Club, Inc. ("Boat Club"). With these corrections, Trustee Bowman made a motion to accept the Minutes of May 1, 2015 as amended seconded by Trustee Fadde. The motion was carried unanimously.

The **Minutes of May 12, 2015** were approved as submitted by a motion from Trustee Early with a second from Trustee Bowman. The motion was carried with a unanimous vote.

The **Independence Day Parade** Committee has just two members at this time, Bruce Campbell and Charles Hustis III. With that said, Trustees Early and Fadde offered to assist the committee. Mayor Merandy presented the appointment of Trustee Early to the Board for the committee. Trustee Bowman made a motion to appoint Trustee Early seconded by Mayor Merandy. With a vote of 3-0-1, Trustee Early was appointed. Trustee Early abstained for her appointment. Mayor Merandy then presented the appointment of Trustee Fadde to the Board for the committee. Trustee Bowman made a motion to appoint Trustee Fadde seconded by Mayor Merandy. With a vote of 3-0-1, Trustee Fadde was appointed. Trustee Fadde abstained for her appointment. Trustee Bowman offered his assistance but would be unable to attend the festivities.

The Mayor thought that perhaps changing to an earlier start time may be better for the participants avoiding the heat of the day. Last Year's fireworks vendor is not available but Mr. Campbell is looking into getting another vendor. Also porta potties will be required along with additional police coverage basically for traffic control, both added expenses to the Village where there is little room for spending.

Trustee Bowman suggested that instead of paying for additional police coverage, the Village request the presence of the Cold Spring Fire Company's Fire Police who are trained in traffic control.

Trustee Fadde has spoken with Katharine McLaughlin, Legislative Director to Sandy Galef, Assembly Member, regarding the **Home Rule for an extension of the existing residential parking permit**. This would include all side streets from Route 9D to the Dock, with the exception of Fair Street which only entertains parking for all church services. After some discussion regarding the rules for the permits, it was determined that the Code Update Committee should address this.

Mr. Florence stated that the Board needs a resolution for the State Senate Assembly. A Home Rule Resolution will be scheduled for the agenda on June 2, 2015 meeting.

Greg Phillips, Superintendent of Water and Sewer, and Bart Clark, P.E. of Oakwood Environmental Associates spoke about the **height of the electrical components**, located on New Street, to the pump station located on West Street. There has been some residential discussions about it being too high for its location. It has been dropped 8" and if at all possible it would only be a matter of inches not feet for lowering the generator. It is 9 feet long by 3 feet wide and needs a space of 3 feet of clearance around the generator, with a security fence for protection.

Public Comment

Tim Greco asked why the Village is looking for a new vendor for the fireworks for the Fourth of July Celebration when Mr. Ailes had secured Majestic Fireworks for a three year term. (Paperwork error)

Mike Turton asked if the Ethics Board is still alive. (yes)

He also asked if any money would be saved from the budget if the Village did not fill the vacancy in the Police Department but would hire a parking officer instead. And also, is the entire Board the Police Commissioner or just the Mayor? (Mayor)

Trustee Bowman said that the Police Consolidation is still viable.

The County made an error on the **Village tax bills** noting two dates for payments to be due. These bills have been returned to the County for correction and will be mailed to the residences as soon as the Village receives the corrected bills.

Trustee Early made a motion to adjourn the meeting seconded by Trustee Bowman. The meeting closed with a unanimous vote.

However, Mayor Merandy realized that there was some unfinished business to attend to and requested a motion to re-open the meeting.

Trustee Early made a motion to re-open the meeting and continue with the scheduled business of the Village. The motion was seconded by Trustee Bowman and the meeting of May 26, 2015 was continued.

The audited bills, as presented to the Board, were approved for payment with a motion from Trustee Fadde, seconded by Trustee Bowman. The motion carried unanimously.

Scott Monroe, highway employee, requested two (2) weeks' salary in lieu of his two weeks' vacation time. Trustee Early made a motion to approve Mr. Monroe's request for salary in lieu of vacation time. Trustee Bowman seconded the motion and the request was approved unanimously.

Village Clerk, Mary Saari requested a 30 day payout in lieu of her accumulated vacation time. Trustee Early made a motion to approve Ms. Saari's request which was seconded by Trustee Fadde. The motion was approved with a unanimous vote.

Trustee Bowman made a motion to adjourn the meeting seconded by Trustee Early. The meeting closed with a unanimous vote.

Respectfully submitted,

Sandra L. Falloon

Village of Cold Spring

85 Main Street, Cold Spring, NY 10516
ph: 845-265-3611

WWTP Project Update

Attachments:

[BLDG_pdf.pdf](#)

Size: 513K Last Updated: 2015/6/10

The Aeration Replacement and Electrical Upgrade Project at the Wastewater Treatment Facility on Fair Street has resumed after a short hiatus awaiting necessary approvals from the engineering firm hired to oversee the project (Fuss & O'Neill).

Excavation and removal of site obstructions, etc., began in the middle of April and initial progress seemed to be ahead of schedule. An issue arose as the general contractor, Spectraserv, began laying out footings and piers for a new building, the specifications for which had not been through the complete approval process. For most of the month of May, very little progress was made.

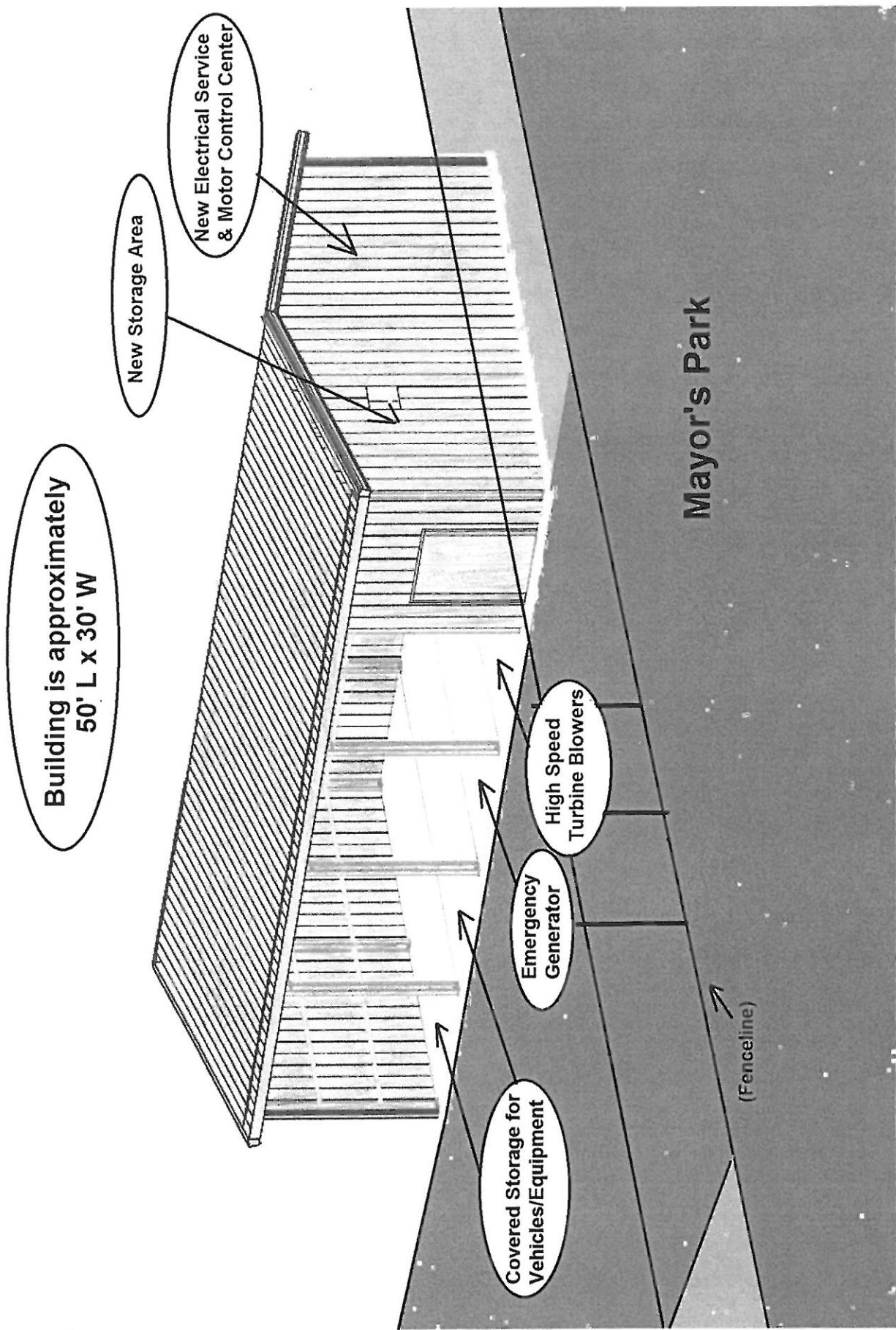
Notice was given late last week that the review and approvals were in order, so the crew was back onsite this past Monday to make the necessary changes to their excavation and footing layout.

A few questions have come about regarding the new building, and the project as a whole, such as: How big is it? What will it look like? What will it house? In an effort to answer those questions a quick, in-house rendering was prepared and is attached to this document. In it you should see that the single-story building is approximately 50 feet long and 30 feet wide. It has 2 rooms (on the North end) which will house a new electrical service and switchgear (to address the Life-Safety issues found with the existing service, in the building's basement) and a secure storage area (to replace the old storage shed on the same location). The rest of the building is open on the East side, while closed on the other 3. The 4 'bays' created between steel support columns will house: The 2 new High Speed Turbo Blowers (which replace the original centrifugal blowers in the basement of the existing building); The new Emergency Generator (capable of powering the entire facility replacing the original, also in the basement) and 2 covered bays for vehicles and equipment.

The remaining components of the project are the replacement of the piping and diffusers in the 2 existing aeration basins. The diffusers take the air generated from the blowers and introduce it to the combination of wastewater and activated sludge (micro organisms) to provide the necessary dissolved oxygen to the organisms. The original design of the facility utilized 'coarse bubble' aeration, while the new will utilize 'fine bubble' for the delivery of oxygen. You could imagine that many small bubbles have a larger surface area than a lesser quantity of larger bubbles. That increased surface area allows a more efficient transfer of oxygen to the organisms, which also saves energy and money.

Any other questions about the project may be directed to Greg Phillips, Supt. of Water & Sewer, at vcswater@bestweb.net

New Building @ 53 Fair St. (WWTP)



**JUSTICE COURT
VILLAGE OF COLD SPRING**
85 Main Street
Cold Spring, NY 10516

Thomas J. Costello
Village Justice

Phone & Fax
(845) 265-9070

MAY 2015 MONTHLY REPORT

Fines, Forfeited Bails & Civil Penalties	\$ 2,590.00
Parking Tickets	2,120.00
Civil Fees	
Including Termination of Suspension Fees, Bail Poundage, Certificate of Disposition, Filing Fees, Small Claims, Transcripts of Judgment and Returned Check Fees	154.50
Mandatory State Surcharges	2,220.00
TOTAL	<u>\$ 7,084.50</u>

A check in the above amount is submitted herewith.

Respectfully,

Dated: June 2, 2015



Thomas J. Costello
Village Justice

Cold Spring Village Court
Summary Report of Cases Started
Judge Thomas J. Costello

Report date: 06/01/2015

05/01/2015 to 05/31/2015

All Judges

STATUTE COUNT

ADDITIONAL INFORMATION

PL 1

VTL 23

Number of DWIs - 1192: 1

Number of AUOs - 511: 0

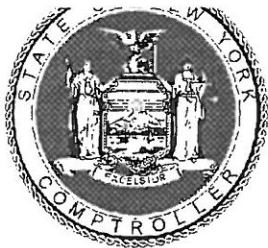
Number of Speeds - 1180: 3

Number of Defendants: 22

Total Number Charges: 24

Average Charges/Defendant: 1.09

Number of Small Claims: 0



OFFICE OF THE STATE COMPTROLLER
Thomas P. DiNapoli, Comptroller

JUSTICE COURT FUND
110 STATE STREET
ALBANY, NY 12236

Thomas Costello - Justice
Village of Cold Spring
85 Main St
Cold Spring, NY 10516

May 06, 2015

For your information, shown below is the "Distribution Summary" of all reports received by us from the Village Court for the month of April 2015.

Receipts

<u>Justice</u>	<u>Report Month/Seq</u>	<u>Amount</u>
Alan Steiner	April 2015/01	\$0.00
Thomas Costello	April 2015/01	\$7,796.00
Total Court Receipts		\$7,796.00

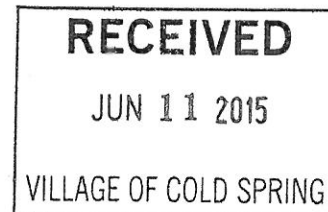
DISTRIBUTION SUMMARY¹

<u>Code</u>	<u>Trans</u>	<u>State</u>	<u>County</u>	<u>Village</u>	<u>Other</u>	<u>Amount</u>
AA	4					
AB	27			1,455.00		1,455.00
AC	12	598.00		188.00		625.00
AD	1			2,435.00		2,435.00
AH	3					
AJ	1			20.00		20.00
CB		1,050.00				1,050.00
CC	1	15.00		15.00		
CE		25.00				25.00
DA	1					153.00
DZ	3		500.00			500.00
FF		315.00				315.00
FL		315.00				315.00
FS		80.00				80.00
FT		25.00				25.00
MS		798.00				798.00
TOTALS:		3,191.00	500.00	4,105.00		7,796.00

¹ For an explanation of distribution codes, see the Comptroller's Handbook for Town and Village Justices

**PUTNAM COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

June 8, 2015



Certified Mail,
Return Receipt Requested
Mr. Dave Merandy
Mayor – Village of Cold Spring
85 Main Street
Cold Spring, NY 10516

Re: Putnam County Industrial Development Agency
Financial Assistance for the
Butterfield Realty LLC Project in the Village of Cold Spring

Dear Dave:

Pursuant to Section 859-a(2) and 859a(3) of the General Municipal Law of New York, as amended, the Putnam County Industrial Development Agency (the "Agency") is providing notice of a public hearing to provide financial assistance to the above-captioned entity. A form of this notice, which describes the general nature of the financial assistance to be provided by the Agency, is attached hereto.

If you have any questions concerning this notice or the providing of financial assistance contemplated in said notice, please contact me at (845) 225-0311.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Ruchala".

Richard Ruchala
Chairman

Enclosure

12 Main Street, #263, Brewster, NY 10509 – 845-225-0311

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Sections 854(4), 859-a(2) and 859-a(3) of the General Municipal Law of New York, as amended, will be held by the Putnam County Industrial Development Agency (the "Agency") on the 22nd day of June, 2015 at 10:00 a.m., local time, at the Cold Spring Village Hall, 85 Main Street, Cold Spring, New York 10516 in connection with the following matter:

BUTTERFIELD REALTY LLC, a limited liability company duly organized and existing under the laws of the State of New York, having offices at 3102 Route 9, Cold Spring, New York 10516 (the "Company"), has requested that the Agency provide straight-lease financing for the Company in an amount not to exceed Five Million Five Hundred Thousand and 00/100 Dollars (\$5,500,000), to be used to finance a certain project (collectively, the "Project"), consisting of the following:

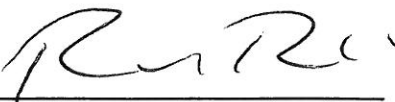
- (a) The construction of 3-story, approximately 15,000 square foot building, with retail/office space on the first floor and office space on the upper two floors, all to be used for commercial purposes, and located at 17567 Route 9D (Chestnut Street), Village of Cold Spring, Putnam County, New York;
- (b) The construction of 2 1/2-story, approximately 16,000 square foot building (subject to final structural approval by the Village of Cold Spring), with retail/office space on the first floor and office space on the upper two floors, all to be used for commercial purposes, and located at 17567 Route 9D (Chestnut Street), Village of Cold Spring, Putnam County, New York;
- (c) Paying certain incidental expenses incurred in connection therewith; and
- (d) Granting of certain other financial assistance available pursuant to Section 874 of the General Municipal Law of New York, as amended, including, but not limited to, certain real property taxation relief, sales and use tax exemptions, and mortgage recording tax exemption.

The Agency will, at the above-stated time and place, hear all persons with views in favor of or opposed to the straight-lease financing, the location and nature of the Project, and the granting of other financial assistance in connection with the Project. Interested parties may present their views with respect to the Project both orally and in writing at the public hearing. Written comments may also be sent to the Agency's offices so they are received no later than the public hearing date set forth above.

A copy of the Company's application for financial assistance is available for review by the public at the offices of the Putnam County Industrial Development Agency located at 12 Main Street, #263, Brewster, New York 10509 (telephone: (845) 225-0311) during the Agency's normal business hours.

Dated: Brewster, New York
June 8, 2015

PUTNAM COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

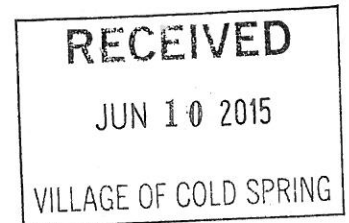
By: 
Richard Ruchala
Chairman

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

JUN 09 2015

Honorable David Merandy
Mayor
Village of Cold Spring
85 Main Street
Cold Spring, New York 10516



RE: Cold Spring Former MGP Inactive Hazardous Waste Site
5 New Street, (V) Cold Spring, Putnam County
Off Site PropertyTax Map ID Number: Section: 48.12 Block: 01.00 Lot: 52.0

Dear Mayor Merandy:

The New York State Department of Environmental Conservation (the "Department" or "DEC") is preparing to conduct the remedial action associated with the Cold Spring Former MGP Inactive Hazardous Waste Site located at 5 New Street, in the Village of Cold Spring, Putnam County, New York (the "Site"). The Department selected a remedy for the Site in a Record of Decision dated February 2010, comprising remedial actions, including but not limited to, excavation and off-site disposal of soils impacted with coal tar. The Department's records indicate that the Village of Cold Spring (the "Village") is the owner of property near the Site located on New Street, Village of Cold Spring, Putnam County, New York, and identified on the County of Putnam Tax Map as Parcel Number 48.12-1-52 (the "Property"). This letter confirms recent discussions between you and the DEC Project Manager for the Site, Mr. David J. Chiusano, regarding voluntary access to the Property and to formally request that the Village consent to DEC's Right of Entry onto the Property.

Environmental Conservation Law (the "ECL") Article 27 §§ 1309, (3)-(4) and 1313(8) authorize DEC or its authorized agents to enter upon any site, areas near such site, or area on which it has reason to believe that contaminants were disposed or discharged for purposes of inspection, sampling and testing, implementing a remedial program, long-term operation and maintenance, and temporary occupancy. This is not a notice that DEC intends to acquire the Property nor is it an offer to acquire it.

DEC, acting through its officers, employees, agents, and contractors, requires access to the Property, above-specified, in order to implement the selected remedy for the Site, particularly for remedial construction support involving construction personnel parking, clean equipment and materials staging and office trailer staging in relation to the remedial program for the Site. The work on the Property is expected to last approximately one year from the date of mobilization.



Department of
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Conservation

DEC is available to answer any questions that the Village may have regarding this work at any time.

DEC will provide advance notice of scheduled work and will work to accommodate the schedule of Village personnel, to the extent possible.

DEC will make every effort to minimize any adverse impact of its entry on and occupancy of the Property.

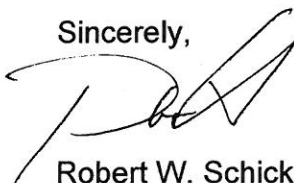
DEC would prefer to act in cooperation with the Village. Therefore, it is requested that the duly authorized individual at the Village sign the enclosed form acknowledging and consenting to DEC's Right of Entry onto the Property. Two (2) copies of the property owner access acknowledgement form are enclosed (one copy for the Village's records and one signed copy to be returned to DEC). Please return the completed form to the attention of David Chiusano, the Department Project Manager for the Site within two weeks from the receipt of this letter.

DEC will make every effort to cooperate with the Village so that any adverse impact of its entry on and occupancy of the Property will be minimized. Prior to entering the Property, to conduct any activities associated with the selected remedy for the Site, DEC will make every attempt to provide the Village at least five (5) business days advance notice. The Department's Contractor has comprehensive general liability insurance for the activities conducted on the Property, and will also name the Village as an Additional Insured and shall provide the Village with certificate(s) of insurance indicating the same. The Department will cooperate with the Village in pursuing with the insurer any claim that may arise. The Department will pay the cost of the work to be conducted on the Property and will return the ground surface of the Property to its condition before it entered the Property, unless the Village, otherwise agrees.

Any questions or concerns regarding DEC's activities on the Property should be directed to Mr. David J. Chiusano, DEC Project Manager, at (518) 402-9814, or by email at david.chiusano@dec.ny.gov or at the above address. Any questions regarding the Department's legal authority should be directed to the DEC Case Attorney, Dr. Alali M. Tamuno, at (914) 428-2505 ext. 320, or by email at alali.tamuno@dec.ny.gov.

Nothing contained herein constitutes a waiver by the Department of any rights under applicable state and federal law nor does it constitute a release of any party from obligations under those same laws. The Department further reserves all rights under any applicable state and/or federal law.

Sincerely,

A handwritten signature in black ink, appearing to be 'RWS', written over a horizontal line.

Robert W. Schick, P.E.

Director

Division of Environmental Remediation

cc: Michael Ryan, DER
Michael Cruden, DER
Gerard Burke, DER
Alali M. Tamuno, OGC
David Chiusano, DER

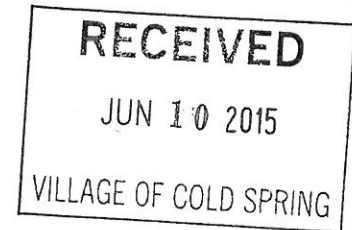
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

JUN 09 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Honorable David Merandy
Mayor
Village of Cold Spring
85 Main Street
Cold Spring, New York 10516



RE: Cold Spring Former MGP Inactive Hazardous Waste Site
5 New Street, (V) Cold Spring, Putnam County
Tax Map ID Number: Section: 48.12 Block: 01.00 Lot: 51.0

Dear Mayor Merandy:

As you know, the New York State Department of Environmental Conservation (the "DEC" or "Department") is preparing to initiate remedial activities related to the Cold Spring Former MGP Inactive Hazardous Waste Site (Site No. 340026) located in the Town of Philipstown, Village of Cold Spring (the "Site"). The Department's records indicate that the Village of Cold Spring (the "Village") is the owner of the Site, which is identified on the County of Putnam Tax Map, Village of Cold Spring, as Section 48.12, Block 01.00 Parcel No. 51.0. This letter confirms recent discussions with the DEC Project Manager for the Site, Mr. David J. Chiusano, regarding access to the Site and serves to formally notify the Village of DEC's intent to exercise its right to access the Site pursuant to the statutory authority cited below.

Environmental Conservation Law (the "ECL") Article 27 §§ 1309, (3)-(4) and 1313(8) authorize DEC or its authorized agents to enter upon any site, areas near such site, or area on which it has reason to believe that contaminants were disposed or discharged for purposes of inspection, sampling and testing, implementing a remedial program, long-term operation and maintenance, and temporary occupancy. This is not a notice that DEC intends to acquire the Site nor is it an offer to acquire it.



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Conservation

DEC requests your cooperation in entering upon the Site, above-specified. DEC, acting through its officers, employees, agents, contractors and subcontractors are hereby designated, as authorized pursuant to the ECL to enter the Site, and areas near such site, to implement the selected remedy. The Environmental Consultant that will be managing the work is the URS Corporation. The DEC will be retaining a Remedial Contractor to perform the required work shortly. A Department representative will follow up with you and provide an updated schedule and the name of the Remedial Contractor for remedial activities once the remedial contract is awarded and a Remedial Contractor is identified. The designated persons must comply with the requirements set forth in the ECL. The Remedial Contractor will be entering the Site at any time on or after September 13, 2015 for the purpose of implementing the selected remedy.

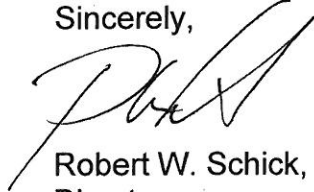
DEC will make every effort to cooperate with the Village so that any adverse impact of its entry on and occupancy of the Site will be minimized. The DEC will pay the cost of the work to be conducted on the Site and will return the ground surface of the property to its condition before it entered the Site, unless the Village otherwise agrees, provided, however, this does not constitute a waiver of any rights DEC may have to recover such cost from any responsible party, pursuant to relevant provisions of statutory or common law.

The Department looks forward to the Village's continued cooperation regarding access to the Site pursuant to, but not limited to, the statutory authority cited above. If the Village, or anyone representing the Village, delays DEC's officers, employees, agents and/or contractors from entering upon the Site the Village may be assessed the costs incurred by DEC for the delay.

Any technical questions or concerns about DEC's operations on the Site should be directed to Mr. David J. Chiusano, Project Manager, at (518) 402-9813 or david.chiusano@dec.ny.gov. Any questions regarding DEC's legal authority should be directed to Dr. Alali Tamuno of the Office of General Counsel at (914) 428-2505 ext. 320 or alali.tamuno@dec.ny.gov.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held pursuant to any applicable state and/or federal law or a release for any party from any obligations held under those same laws. The Department further reserves all rights under any applicable state and/or federal law.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Schick', written over a horizontal line.

Robert W. Schick, P.E.

Director

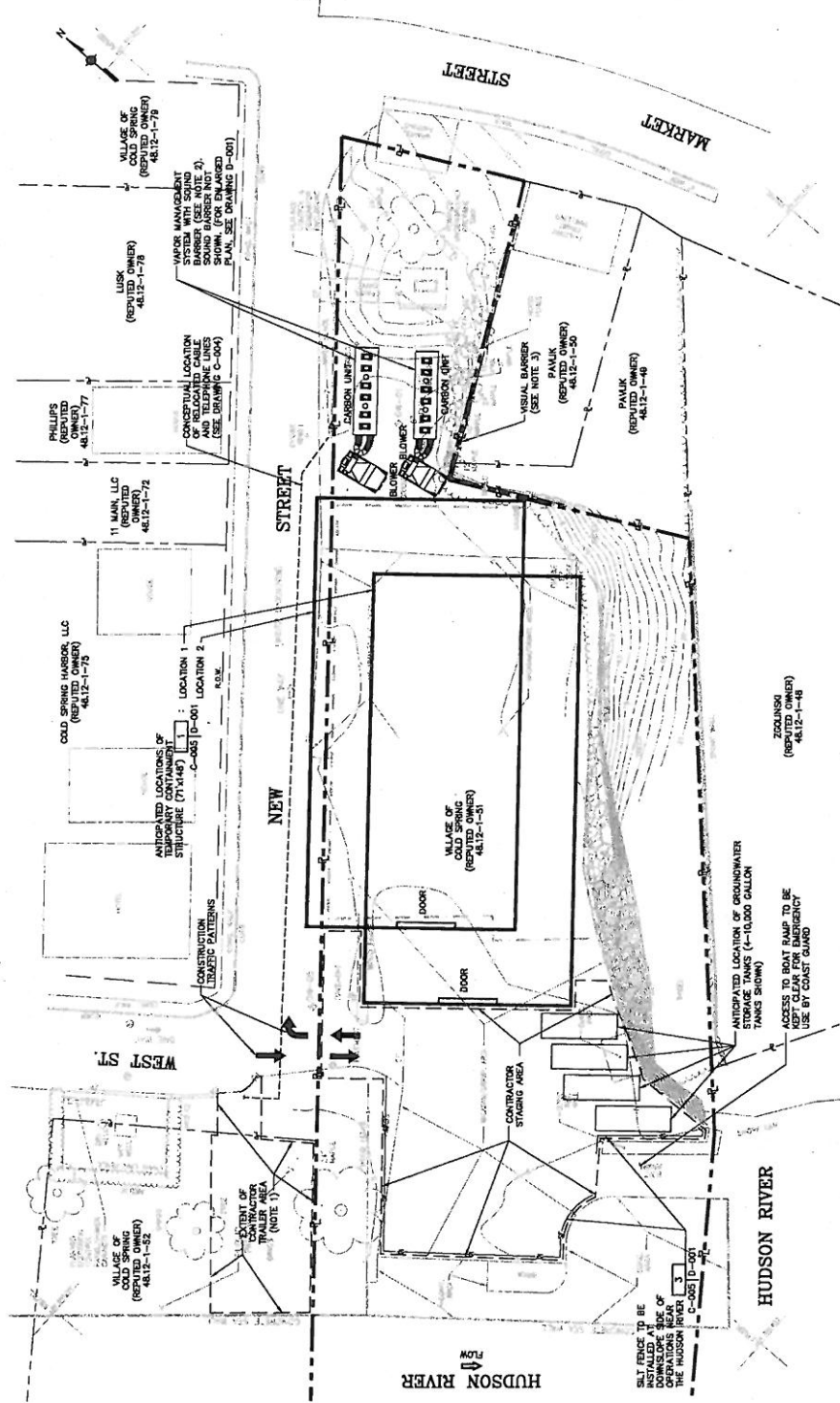
Division of Environmental Remediation

cc: C. Dusel, URS (Chuck.Dusel@AECOM.com)
R. West, URS (Randy.West@AECOM.com)
M. Ryan/M. Cruden/G. Burke/D. Chiusano, DER
A. Tamuno, OGC, White Plains
E. Moore, DER, Region 3

DRAFT



- LEGEND
- REQUIRED LIMITS OF EXCAVATION (SEE DRAWING C-006)
 - VISUAL BARRIER (SEE NOTE 3)
 - SILT FENCE



- NOTES
1. THE CONTRACTOR SHALL PROTECT ALL TREES AND UTILITIES WITHIN THE CONTRACTOR TRAILER AREA. SOME ITEMS NOT SHOWN.
 2. ALL ASPECTS OF THE CONTRACTOR'S OPERATIONS SHALL MEET THE REQUIREMENTS OF THE NOISE ORDINANCE (CHAPTER 76 OF THE CODES) OF THE VILLAGE OF COLD SPRING, NEW YORK.
 3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF TEMPORARY VISUAL BARRIER AT LEAST 6 FEET TALL WITH THE OWNER OF THE ADJACENT PROPERTY.

DESIGNED BY: JNL		DRAWN BY: EJA		CHECKED BY: QMP		PROJ. ENGR. JNL	
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URS Corporation
New York
237 West Corporate Street, Suite 400, Buffalo, New York 14202
(716) 855-5555 - (716) 855-5555 FAX
JOB NO. 11176853

PUTNAM COUNTY
COLD SPRING
FORMER MGP SITE
NYS REGISTRY NO: 340026
CONTRACT D009635
VILLAGE OF COLD SPRING STATE OF NEW YORK

EXCAVATION ACTIVITIES PLAN
SITE LAYOUT
Scale: AS SHOWN Date: APRIL 2015
C-005